

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, KING HOME BUILDERS, LLC, OWNER OF A TRACT OF LAND CONTAINING 0.7700 ACRE OF LAND IN THE ISHAM THOMAS SURVEY, A-1502, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 0.7701 ACRE AND CONVEYED FROM SHABRONDA LEWIS TO KING HOME BUILDERS, LLC, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #201700129166, DALLAS COUNTY OFFICIAL PUBLIC RECORD (DCOPR), SAID 0.7700 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 1" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 0.7701 ACRE TRACT AND SOUTHWEST CORNER OF LOT 10, BLOCK 3/6006, GLENDALE HEIGHTS ADDITION, FIFTH SECTION, A SUBDIVISION OF RECORD IN VOLUME 34, PAGE 47, DALLAS COUNTY MAP RECORDS (DCMR), LYING IN THE EAST RIGHT OF WAY (R-O-W) LINE OF IDAHO AVENUE;

THENCE DEPARTING IDAHO AVENUE, N88°47'05"E, 397.32 FEET ALONG THE COMMON LINE OF SAID 0.7701 ACRE TRACT AND SAID LOT 10, LOT 14, LOT 15, LOT 16 AND LOT 17 TO A 5/8" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 0.7701 ACRE TRACT AND NORTHWEST CORNER OF A TRACT WHICH WAS CALLED 0.674 ACRE, TRACT II AND CONVEYED FROM STEVEN LOUIS GLAZE TO GLORIAN MULLIGAN, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 2000099, PAGE 6736, DCOPR;

THENCE S48°45'34"W, 153.93 FEET ALONG THE COMMON LINE OF SAID 0.7701 ACRE TRACT AND SAID 0.674 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.7701 ACRE TRACT AND SOUTHWEST CORNER OF SAID 0.674 ACRE TRACT, LYING IN THE NORTH LINE OF LOT 1, BLOCK B/6007, GLENDALE HEIGHTS ADDITION, FIRST SECTION, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 153, DCMR;

THENCE S88°44'42"W, 279.72 FEET ALONG THE COMMON LINE OF SAID 0.7701 ACRE TRACT SAID LOT 1 AND LOT 9 OF PREVIOUSLY MENTION FIFTH SECTION TO A 3/8" IRON ROD FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 0.7701 ACRE TRACT AND NORTHWEST CORNER OF SAID LOT 9, LYING IN THE EAST R-O-W LINE OF IDAHO AVENUE;

THENCE N01°03'34"W, 99.19 FEET ALONG THE COMMON LINE OF SAID 0.7701 ACRE TRACT AND IDAHO AVENUE TO THE PLACE OF BEGINNING, CONTAINING 0.7700 ACRE OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KING HOME BUILDERS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BONTON FARMS EXTENSION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY). WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2017.
BY: KING HOME BUILDERS, LLC

BY: KING HOME BUILDERS, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY KING HOME BUILDERS, LLC PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY BRET READ PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRET READ, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a)(b)(c)(d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2017.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

NOTES:

- 1. COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE
- 2. DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9998718.
- 3. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DIVIDE THE 0.7701 ACRE TRACT INTO TWO LOTS.

OWNER:

KING HOME BUILDERS, LLC
PO BOX 507 RED OAK, TX 75154

DEVELOPER:

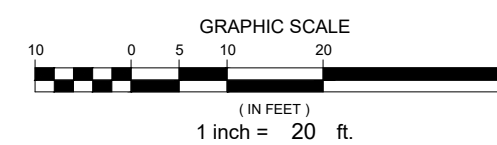
KING HOME BUILDERS, LLC
PO BOX 507 RED OAK, TX 75154

SURVEYOR:

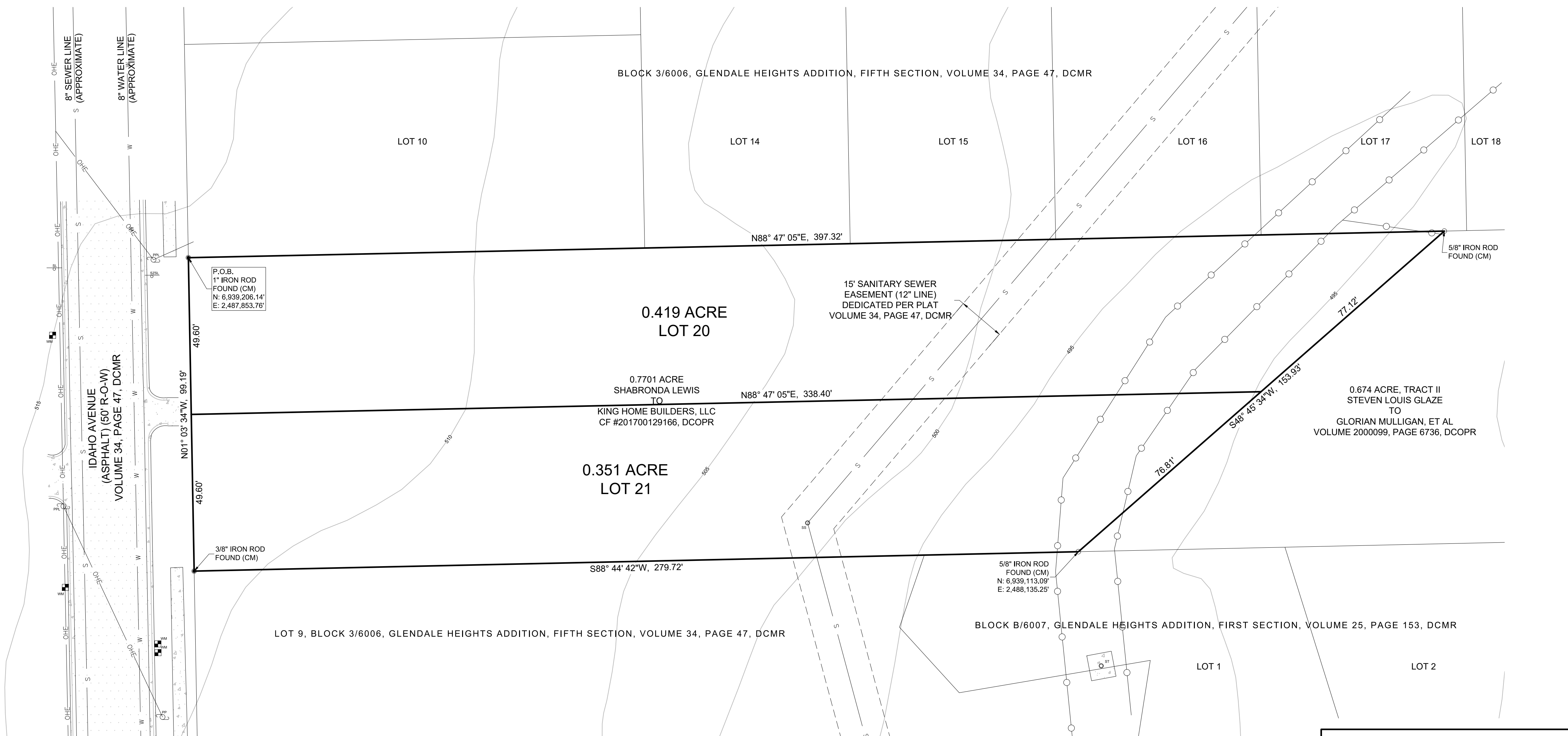
360 SURVEYING
1101 GARDENIA LN, LONGVIEW, TX 75601

LEGEND

	POWER POLE
	POWER POLE W/ TRANSFORMER
	POWER POLE W/ LIGHT
	WATER METER
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	SPEED LIMIT SIGN
	SCHOOL ZONE SPEED LIMIT SIGN
	CONTROLLING MONUMENT
	DALLAS COUNTY MAP RECORDS
	DALLAS COUNTY OFFICIAL PUBLIC RECORDS
	OVERHEAD ELECTRIC
	CHAINLINK FENCE



VICINITY MAP



PRELIMINARY PLAT

GLENDALE HEIGHTS ADDITION, FIFTH SECTION LOT 20 & LOT 21 BLOCK 3/6006

BEING ALL OF A TRACT WHICH WAS CALLED 0.7701 ACRE AND CONVEYED FROM SHABRONDA LEWIS TO KING HOME BUILDERS, LLC CLERKS FILE # 201700129166, DCOPR,

IN THE ISHAM THOMAS SURVEY, A-1502 CITY OF DALLAS DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S178-105

360 SURVEYING
1101 GARDENIA LANE, LONGVIEW, TEXAS 75601
(936) 387-2577 WWW.360SURV.COM
TPLS 10194293

DEVELOPER
KING HOME BUILDERS, LLC

JAN 29, 2018 | BOOK NO. PG N/A | DRAWN BY: JBR | JOB #1107-002